149.0	0003	0018.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,055,600	/	1,055,600
USE VALUE:	1,055,600	/	1,055,600
ASSESSED:	1,055,600	/	1,055,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON CHRISTOPHER JAMES
Owner 2:	MORRISON PHILIPPA JANE REEDER
Owner 3:	
Street 1:	73 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARANOFF MARK A -
Owner 2:	BARANOFF-MUMFORD SUCHITRA -
Street 1:	73 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Vinyl Exterior and 2653 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8373.000	585,800		469,800	1,055,600
Total Card	0.192	585,800		469,800	1,055,600
Total Parcel	0.192	585,800		469,800	1,055,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.89 | /Parcel: 397.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98110

GIS Ref

GIS Ref

Insp Date 05/12/18

!11645!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0018.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	585,800	0	8,373.	469,800	1,055,600		Year end	12/23/2021
2021	101	FV	585,800	0	8,373.	469,800	1,055,600		Year End Roll	12/10/2020
2020	101	FV	585,400	0	8,373.	469,800	1,055,200	1,055,200	Year End Roll	12/18/2019
2019	101	FV	448,300	0	8,373.	469,800	918,100	918,100	Year End Roll	1/3/2019
2018	101	FV	430,700	0	8,373.	416,100	846,800	846,800	Year End Roll	12/20/2017
2017	101	FV	430,700	0	8,373.	349,000	779,700	779,700	Year End Roll	1/3/2017
2016	101	FV	430,700	0	8,373.	349,000	779,700	779,700	Year End	1/4/2016
2015	101	FV	380,300	0	8,373.	302,000	682,300	682,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:51:32

LAST REV

Date	Time
10/06/21	09:11:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11645

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARANOFF MARK A	1513-128		8/16/2017		952,000	No	No		
KOLBECK ROLAND	1339-109		6/27/2007		715,000	No	No		
HESS JOHN	1209-171		8/18/1999		312,500	No	No		
HESS CLORINDA	1132-29		9/8/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	98110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2021	721	Solar Pa	30,000	C				
5/3/2006	331	Addition	105,000	C		G7	GR FY07	ADD 2ND FLR
4/18/2002	298	Redo Bas	46,000	C		G4	GR FY04	BSMT GAR TO LIVING

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	BS	Barbara S
4/18/2018	MEAS&NOTICE	CC	Chris C
1/30/2018	SQ Returned	MM	Mary M
1/20/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/9/2007	MLS	HC	Helen Chinal
4/10/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8373		Sq. Ft.	Site		0	70.	0.80	8									469,832						469,800	

Total AC/HA:	0.19222	Total SF/SM:	8373	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,832	Spl Credit		Total:	469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20880795
Const Adj.:	1.08181596
Adj $ / SQ:	163.463
Other Features:	111181
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656707
Depreciation:	70924
Depreciated Total:	585782

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

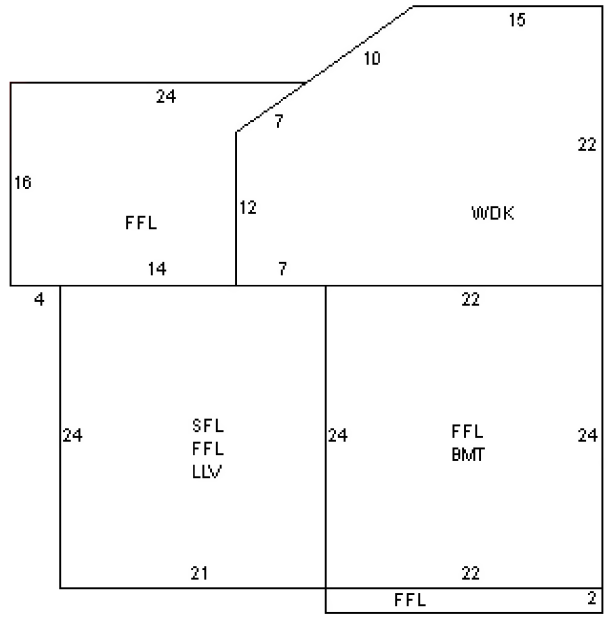
No Unit	RMS	BRS	FL
1	10	3	1
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.79
Special Features:	0	Val/Su Net:	168.38
Final Total:	585800	Val/Su SzAd	311.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,375	163.460	224,762
WDK	Deck	568	8.400	4,769
BMT	Basement	528	93.170	49,196
LLV	Lower Level	504	139.760	70,440
SFL	Second Floor	504	163.460	82,386

Net Sketched Area:	3,479			Total:	431,553
Size Ad	1879	Gross Area	3479	FinArea	2653

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
LLV	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2004	0.00	T	12	101						
2	Frame Shed	D	Y	1	8X10	A	AV	2001	0.00	T	14.4	101						

PARCEL ID

149.0-0003-0018.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	